



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes

ONLINE ZOOM MEETING

November 4, 2020

Jolene Wolfley DRB Chair
Jeanne WolfenbargerTransportation
David GutierrezWater Authority
Ernest Armijo..... Hydrology
Carl Garcia Code Enforcement
Cheryl Somerfeldt Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. Project # PR-2018-001198
(1010401, 1004404)
SD-2020-00172 – FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for PV CATALONIA LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS 1 & 2, BULK LAND PLAT of THE TRAILS UNIT 3A, zoned R-ML, located on WOODMONT AVE between PASEO DEL NORTE and RAINBOW BLVD, containing approximately 34.19 acre(s). (C-8)

PROPERTY OWNERS: PV CATALONIA LLC, PV CATALONIA LLC
REQUEST: CREATE 78 LOTS & 11 TRACTS FROM 2 EXISTING TRACTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR PRESSURE ZONE NOTE PER DEVELOPMENT AGREEMENT, AND TO PLANNING FOR RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA), UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF AND FOR A PLAT NOTE INDICATING ZONING REGARDING THOSE LOTS THAT ARE R-1D AND THOSE THAT ARE R-1B.

2. [Project # PR-2020-003887](#)
(1010532)
SI-2020-00367 – SITE PLAN

SCOTT ANDERSON agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of: **LOT 5, BLOCK 23, BROAD ACRES ADDN**, zoned MX-M, located at **2818 4TH ST NW**, containing approximately 1.27 acre(s). (H-14) [Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/2, 10/28/20]]

PROPERTY OWNERS: MICHAEL DRESKIN

REQUEST: SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

DEFERRED TO NOVEMBER 18TH, 2020.

3. [Project # PR-2019-002543](#)
SD-2020-00145 – VACATION OF PUBLIC RIGHT-OF-WAY

NEW MEXICO /ZONING agent for **FRANK CHAVEZ** requests the aforementioned action(s) for all or a portion of: **Alley between CONSTITUTION AVE NW and KINLEY AVE NW, 4th St. and 5th St. NW** zoned MX-M, located at **1425 4TH ST between CONSTITUTION and KINLEY**, containing approximately 3,500 square feet. (J-14) [Deferred from 9/16/20, 10/7/20]

PROPERTY OWNERS: CITY of ALBUQUERQUE

REQUEST: VACATE ALLEY

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB RECOMMENDS APPROVAL BY THE CITY COUNCIL FOR THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO WITH THE CONDITION FROM THE WATER AUTHORITY THAT THE FINAL PLAT RETAIN A 20-FOOT SANITARY SEWER EASEMENT.

4. [Project # PR-2020-004448](#)
SI-2020-00964 – MAJOR SITE PLAN AMENDMENT

STUDIO SOUTHWEST ARCHITECTS – JOE BLOWERS, PROJECT MANAGER agent(s) for **KAIROS POWER – LANCE HAGERBUCH, SR DIRECTOR ENGINEERING** request(s) the aforementioned action(s) for all or a portion of: **LOT D1, D2 & D3, MESA DEL SOL INNOVATION PARK II**, zoned PC, located at **5201 HAWKING DR SE between HAWKING DR and CRICK CROSSING**, containing approximately 32.5 acre(s). (Q-16) [Deferred from 10/14/20]

PROPERTY OWNERS: KAIROS POWER, CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA

REQUEST: MODIFICATION TO SITE PLAN for ADDITION OF A 100' x 400' SHELL BUILDING APPROXIMATELY 65 FEET HIGH

DEFERRED TO NOVEMBER 18TH, 2020.

5. **Project # PR-2019-002411**
SD-2020-00102 – PRELIMINARY PLAT
SD-2020-00103 – VACATION OF PUBLIC EASEMENT
VA-2020-00154 – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
VA-2020-00155 -SIDEWALK WAIVER(A1)
VA-2020-00157- SIDEWALK WAIVER (A2)
VA-2020-00174 -SIDEWALK WAIVER (A3)
VA-2020-00179 -SIDEWALK WAIVER (A4)
VA-2020-00160 -RDWAY WIDTH WAIVER (B1)
VA-2020-00182 -RDWAY WIDTH WAIVER(B2)
VA-2020-00183 -RDWAY WIDTH WAIVER(B3)
VA-2020-00163 -RDWAY WIDTH WAIVER(B4)
VA-2020-00164 -RDWAY WIDTH WAIVER(C)
VA-2020-00165 -BLOCK WAIVER (D1)
VA-2020-00166 -BLOCK WAIVER (D2)
VA-2020-00185 – BLOCK WAIVER(D3)
VA-2020-00168 – BLOCK WAIVER (D4)
VA-2020-00169 – BLOCK WAIVER (D5)
VA-2020-00170 – BLOCK WAIVER (D6)
VA-2020-00171 – BLOCK WAIVER (D7)
VA-2020-00172 – CUL DE SAC WAIVER (E)

ISAACSON & ARFMAN, INC, PA agent(s) for **SUCCESS LAND HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1-A & B-1, ANDERSON HEIGHTS UNIT 4**, zoned R-1A, located at **118TH ST SW between AMOLE MESA AVE SW and COLOBEL SW**, containing approximately 82.931 acre(s). (N-08) [*Deferred from 7/8/20, 7/15/20, 8/26/20, 9/16/20, 10/14/20, 10/28/20*]

PROPERTY OWNERS: SUCCESS LAND HOLDNGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC
REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, VARIANCE REQUESTS FOR TEMPORARY DEFERRAL OF SIDEWALK, SIDEWALK WAIVER, VARIANCE TO IDO, VARIANCE TO DPM

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON NOVEMBER 4TH, 2020 THE DRB HAS APPROVED THE PRELIMINARY PLAT, THE VACATION OF THE PUBLIC EASEMENT, THE TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION AND ALL WAIVERS LISTED AS PART OF THIS PROJECT. IF AN APPROVED TRAFFIC IMPACT STUDY (TIS) REQUIRES IT, REVISED INFRASTRUCTURE LIST(S) WITH A FINANCIAL GUARANTEE MUST ADDRESS THE REVISIONS REQUIRED BY THE TIS.

6. **Project # PR-2020-004086**
SD-2020-00164 – VACATION OF PUBLIC EASEMENT (PNM)
SD-2020-00166 – VACATION OF PUBLIC EASEMENT(WATERLINE)
SD-2020-00167 – VACATION OF PUBLIC EASEMENT(DRAINAGE)
SD-2020-00165 – PRELIMINARY/FINAL PLAT
VA-2020-00321 – SIDEWALK WAIVER

CONSENSUS PLANNING INC., agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located on **TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22) [*Deferred from 10/21/20, 10/28/20*]

PROPERTY OWNERS: AMERICUS LLC
REQUEST: VACATE 3 EASEMENTS, REPLAT TO COMPETE VACATION AND DEDICATE ADDITION RIGHT-OF-WAY, AND WAIVER OF SIDEWALK ALONG SAN ANTONIO DRIVE.

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATIONS AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO. THE DRB HAS APPROVED THE SIDEWALK WAIVER AND THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE LISTED ON THE PLAT, UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE AND THE AGIS DXF.

MINOR CASES

7. [PR-2020-004086](#)
[SI-2020-01095](#) - FINAL SIGN-OFF OF EPC
SITE PLAN
- CONSENSUS PLANNING INC.** agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACT 1, THE FOOTHILLS**, zoned R-MH, located at **TENNYSON ST between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 16.0519 acre(s). (E-22) *{Deferred from 10/14/20, 10/28/20}*
- PROPERTY OWNERS:** AMERICUS LLC
REQUEST: DRB SIGN-OFF OF A SITE PLAN – EPC FOR A 281 UNIT MULTI-FAMILY RESEDENTIAL DEVELOPMENT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LISTS ON NOVEMBER 4TH, 2020, THE DRB HAS **APPROVED** THE FINAL SIGN-OFF OF EPC SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY FOR CORRECT METER CONFIGURATION, ADDITION OF VALVE AS DISCUSSED, AND A NOTE THAT A PAPER EASEMENT IS GRANTED BY THE PLAT, AND TO PLANNING FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENTS (IIA'S) AND FOR TRANSPORTATION ITEMS AS FOLLOWS: SPEED BUMP DETAIL, ADA RAMP REVISION AND PAPER EASEMENT PRIOR TO SITE PLAN SIGN-OFF.
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8. [PR-2020-003626](#)
[SD-2020-00130](#) – PRELIMINARY/FINAL
PLAT
(Sketch Plat 4/22/20)
[VA-2020-00360](#) – DPM WAIVER
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **JULIAN & SUSANA CULL** request(s) the aforementioned action(s) for all or a portion of: **7A & 7B, VAN CLEAVE ACRES** zoned R-A, located at **1540 VAN CLEAVE NW between SAN ISIDRO ST and GRIEGOS LATERAL**, containing approximately 0.8233 acre(s). (G-13) *{Deferred from 7/15/20, 7/29/20, 8/12/20, 9/2/20, 9/30/20, 10/14/20, 10/28/20}*
- PROPERTY OWNERS:** JULIAN & SUSANA CULL
REQUEST: LOT LINE ADJUSTMENT BETWEEN 2 EXISTING LOTS
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, DRB HAS **APPROVED** THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR A BULB OUT IN FRONT OF THE PROPERTY AND TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE AND THE AGIS DXF FILE.
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9. [PR-2020-004539](#)
[SD-2020-00169](#)- PRELIMINARY/FINAL
PLAT

ALDRICH LAND SURVEYING agent(s) for **LAS VENTANAS NM, INC.** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1, 2, 3 & 5, VILLA LOMA ESTATES** zoned PD, located on **NORTH SIDE OF MONTGOMERY** between **SHILOH PL NE** and **TRAMWAY BLVD NE**, containing approximately 0.2537 acre(s). (F-22) *[Deferred from 10/14/20]*

PROPERTY OWNERS: LAS VENTANAS NM, LLC

REQUEST: CREATE 5 NEW LOTS FROM 5 EXISTING LOTS FOR GRANTING/CREATION OF ACCESS AND MAINTENANCE EASEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR PROJECT NUMBER AND APPLICATIONS NUMBERS TO BE LISTED ON THE PLAT, UTILITY COMPANIES SIGNATURES AND AMAFCA SIGNATURE.

10. [PR-2019-002811](#)
[SD-2019-00158](#) - PRELIMINARY/FINAL
PLAT

RICHARD CHAVEZ request(s) the aforementioned action(s) for all or a portion of **LOTS 7-10 BLOCK 44 PEREA ADDITION**, zoned R-1A, located at **NEC of 15th ST NW** and **GRANITE AVE NW**, containing approximately 0.32 acre(s). (J-13) *[Deferred from 9/11/1, 10/28/20]*

PROPERTY OWNERS: CHAVEZ RICHARD GERARD

REQUEST: REPLAT 4 LOTS INTO 2

DEFERRED TO NOVEMBER 18TH, 2020.

11. [Project #PR-2020-003661](#)
[SD-2020-00191](#)- PRELIMINARY/FINAL
PLAT

RON HENSLEY/THE GROUP agents for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of **LOT 31 TRACT 1 BLOCK 16 UNIT 3, NORTH ALBUQUERQUE ACRES**, zoned R-1D, located at **8321 GLENDALE between BARSTOW and VENTURA**, containing approximately 0.8864 acre(s). (B-20)

PROPERTY OWNERS: HENRY SCOTT W & CLARK SCOTT B & PAMELA M
REQUEST: REVIEW OF SUBDIVISION OF ONE LOT INTO 2 LOTS

APPLICANT HAS WITHDRAWN THIS APPLICATION.

SKETCH PLAT

12. [PR-2020-004604](#)
[PS-2020-00103](#)- SKETCH PLAT

RESPEC (JESUS LOPEZ) agents for TITAN DEVELOPMENT (JOSH ROGERS). request(s) the aforementioned action(s) for all or a portion of **LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1**, zoned MX-L, located on the **NORTHWEST CORNER of HOLLY AVE and VENTURA ST**, containing approximately 3.5546 acre(s). (C-20)

PROPERTY OWNERS: ROWE CATHERINE F & BURKE MARY FRANCES C/O TRUSTEES OF TRUST B RVT and ROWE FRANK A & CATHERINE F TRUSTEES ROWE RVT

REQUEST: CONSOLIDATE LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 INTO 1 LOT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

13. Other Matters: None

14. ACTION SHEET MINUTES:
Approved for October 28, 2020

ADJOURNED